

this mortgage shall be void.

And the mortgagors hereby covenant with said mortgagee that they will pay said sum of \$16,000.00 when due and payable according to the terms thereof of said promissory note.

But if default shall be made in the payment of said promissory note, at maturity, or of the interest thereon when due and payable to the terms thereof, then it shall be lawful for the said William Mc. Roderick, his personal representatives, or assigns, to sell the said mortgaged property at the court house door in Frederick City, Maryland, for cash after, after having given at least three weeks notice of such sale by advertisement in some newspaper published in Frederick County, Maryland, setting forth the time, place, manner, and terms of sale, and the proceeds arising therefrom shall be applied first to the cost and expense of such sale and including the usual chancery commission and reasonable counsel fees to the person making such sale; secondly to the payment in full of the mortgaged debt and the interest thereon and the surplus, if any, pay over to the said.

Harry M. Roderick and Eula I. Roderick, his wife,

And the mortgagors hereby covenant with said mortgage that they will insure and during the existence of this mortgage keep insured the buildings on said mortgaged property in some safe and reliable insurance Company and that they have said policy of insurance so endorsed as that in case of loss or damage by fire the same shall inure to the benefit of said mortgagee.

That if the said Mortgagors fail to pay the premiums on said insurance as well as all taxes and public charges levied against said property and the mortgagee pay the same the amount so paid by said mortgagee shall become a part of the indebtedness intended to be secured hereby and constitutes a lien hereunder, as fully and to the same effect as if included herein in the first instance.